

DISTRICT V ADVISORY BOARD

Minutes

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October 4, 2004

7:00 p.m.

Auburn Hills Golf Course Clubhouse

443 S. 135th West

Eight District Advisory Board Members and four City Staff attended the District V Advisory Board meeting. Approximately 50 members of the public were present with 45 signing the signup sheet.

Members Present

David Almes
David Dennis
Jerry Hoggatt
Andy Johnson
John Marker
DeAnn Sullivan
Ann Welborn
Monica Vashaw
Scott Johnson
Council Member Bob Martz

Staff Present

Officer David Wertz, Police
Officer Greg Johnson
Scott Knebel, Planning
Jim Armour, Public Works
Dana Brown, City Manager's Office

Members Absent

Steve Winslow
Bob Bulman
Maurice Ediger

Guests

Listed on last page

Call to Order

Bob Martz, City Council Member, called the meeting to order at 7:07. Council Member Martz welcomed the public and explained the purpose of the District Advisory Board (DAB) as a citizen advisory group to him for actions taken at City Council Meetings. He said the Board consists of residents who are voluntary members. They hear both district and citywide issues and make recommendations as representatives of the district. As a Council Member, he said that he facilitates the meeting but does not vote; instead, he considers the DAB recommendations in his vote the City Council votes on the items. He then introduced the newest member of the Board, Jerry Hoggatt.

Approval of Minutes and Agenda

The minutes for September 13, 2004 were approved as corrected by a vote of 8:0 (**Johnson/Almes**). The correction included asking the contractor to provide two options for paving the area of Firefly & Azure. The agenda for the October 4, 2004 meeting was approved as presented.

Staff Reports

Community Police Report

Community Police Officer David Wertz, Beat 16 including E. Ridge to South Harry to West 13th Street/Floodway to the city limits west, introduced himself and Officer Greg Johnson.

Officer Wertz then spoke about District V concerns, reporting that larcenies had decreased due to stepped-up enforcement. He urged everyone to partner with the police to do their part to protect themselves by continuing to lock their cars and leave their valuables locked in their trunk. He said that more youth parties were occurring due to school being back in session. He encouraged parents to ask their youth where they will be when leaving the house for the evening and then to go by the house or place the youth is suppose to be to check on them. Looking out for their welfare is a vital part of being involved with your youth, he stated.

More traffic accidents were happening on West Kellogg at the floodway bridge due to construction in this area, he reported. Officer Wertz asked everyone to slow down, be aware of traffic signs, and bear with Kansas Department of Transportation (KDOT) efforts to improve this major trafficway. In addition, he asked for patience in responding to neighborhood traffic complaints. The Smart Trailer is being used as available and to call the West Patrol Station at 337-9400, as needed,

Dennis said he had received feedback was received on his complaint at the last meeting about the lack of response to the accident he reported near his home.

Action: The information was received and filed.

New Business

13th Street N. Bridge and Paving 13th Street N., Cedar Park to 135th Street

Jim Armour, Public Works, presented a project for replacing the bridge at the Cowskin Creek and overlay 13th from Cedar Park to 135th as part of the 2004-2013 Capital Improvement Program adopted by the City Council. He said the project is needed to improve traffic safety and increase traffic carrying capacity. The project proposes a four-lane roadway with landscaped medians and left-turn lanes at intersections of side streets. Armour said a temporary asphalt surface is already being laid in preparation of the project. The project is financed by General Obligation Bonds for the city's portion of approximately \$700,000 and Federal grants administered by the Kansas Department of Transportation (KDOT) for the remaining portion of approximately \$1,100,000.

Armour introduced **Chuck May and Zack Stone, Schwab-Eaton, P.A.**, to provide details on proposals for the project. They said the proposal includes two options: *Option A* to build a four-lane roadway with left-turn lanes at the intersection of 135th Street, and *Option B* to build a five-lane roadway to include a center lane for left turns at side streets to provide safe turning movements and landscaped medians to provide aesthetics. Sidewalks are planed on both sides of 13th Street for options A and B. The cost difference is approximately 10%. Neither option

includes traffic signalization at the 135th intersection but suggests that the need be assessed in 2007. The current traffic load is about 2,200 and is expected to increase to 15,000 in 2030.

Members of the public asked questions and expressed concerns about a number of issues including the need to remove trees along the roadway; improvements or detriments to the existing drainage problems; and, access to residential areas during the construction. **May** and **Stone** explained that some trees would need to be removed in order to do excavating for curb and gutter, the drainage improvements. The bridge project over Cowskin Creek just east of the roadway improvement should also improve drainage. However, trees would be saved whenever possible. Access onto Azure Lane will be closed for a period during the project.

DAB Members asked if sidewalks on both sides were required by law to which **Stone** said yes, subdivision regulations required them; whether \$1.8 million was adequate for Plan B to which **May** said it should be; and, if more trees could be saved with either of the options to which May said not really. **Almes**, a resident of the area, thanked Armour for providing temporary asphalt and asked if raised roadway elevation would be constructed as previously stated in the first project review to help with drainage. Almes said that a small amount of rain causes flooding over 13th Street in certain areas. **Stone** confirmed the previous information; he said the lowest point would be higher than the overtopping elevation currently being constructed and changes in the bridge elevation would also improve the drainage.

Almes (Dennis) recommended that Option B be approved by City Council. Motion passed 8:0.

Action: Motion passed 9:0 to recommend the Council approve the petition and request meetings to be scheduled by the contractor with the residents to obtain input.

Downtown Arena

Richard Schodorf, Downtown Development Corporation representation, presented information about the proposal. He provided information about himself and why he was involved in the support of this proposal. One reason for support was to improve the core area of the city. He noted that the self-image of Wichita had suffered in the past and we all needed to feel good about our community. A number of years ago, a downtown area was proposed in a referendum and was denied. Now the Coliseum located north on Highway I-135 in Sedgwick County needed major repairs that will cost approximately \$55 million to be paid through increased property tax. The seating would remain at 10,000 with the renovations that are needed in part due to the Americans with Disabilities Act (ADA) requirements for the structure. To present a comparison of the potential use of the funding amount, Schodorf compared it with the cost of renovating the Wichita State University (WSU) arena for \$100-115 million.

Schodorf said the arena features were influenced by input during public meetings and would cost \$185 million to include the downtown location, facility construction including 15,000 fixed seats (17,000 for concerts), dedicated parking, and an operating & reserve fund. It would be paid through a \$.01 (one cent) sales tax that will sunset, or end, after 30 months.

Regarding potential effect on the economy, Schodorf said the WSU arena renovation had produced a \$318 million boost to the local economy in the first year. He pointed out that the vacant buildings downtown currently produced no tax funding. He also noted the effect on the

quality of life for the region, stating that many other communities were already enjoying the benefits of an arena and associated businesses downtown—Des Moines, Oklahoma City, Little Rock, and others.

Schodorf then addressed questions and concerns from the public:

- Where will the arena be located? *Western Boundary of Douglas & Kellogg*
- What will happen to the Coliseum? *Probably be brought up to ADA Standards and used mostly for dirt floor events*
- Is a vote for the arena, a vote against the Coliseum? *Yes. If you vote against the arena and the sales tax, you're voting for renovating the Coliseum and the property tax. The sales tax has to end by law. Funds are included for deficits, maintenance, a parking garage—anything needed to build and continue operating. It would require a vote to continue. It's definitely an investment to attract jobs and increase revenue for the community.*
- Are the Coliseum improvements tied to renovations for dirt events? *It includes renovating the pavilions.*
- The arena will only create low paying jobs. *The effect on the economy doesn't just factor in the new jobs created. Yes, some will be low paying but higher paying jobs will be created also plus the jobs from the other businesses associated with events at the arena. As the largest city in Kansas, Wichita is a regional economic center. Additional residents will also be attracted to our city.*

Council Member Martz stated that the project is not using current tax dollars but rather private dollars have been invested to do the research, host the public input meetings, & develop proposal. He also said that it isn't the government's role to create private businesses. But business is needed to draw more businesses and local government can certainly be a partner in helping make that happen. A **citizen** then asked about the current situation with the Boathouse, Ice Skating Rink and Exploration Place. Council Member Martz said those were different projects with different issues including management, operations, and marketing than the arena. However, they are still existing opportunities that are being examined for resolutions.

A **citizen** asked if a need existed for both a downtown arena and the Coliseum so they wouldn't compete and interfere with each other. Schodorf said that a variety of events including the type and cost could be offered with both facilities.

Action: Receive and file.

CUP2004-34, NW Village Shopping Center

Scott Knebel, Planning, presented information regarding a request to amend a Conditional Use at 13th & Tyler to allow use as emergency medical center and diagnostic services and education services. The subject property is located northeast of the intersection of North Tyler Road and West 13th Street North. It is currently zoned as "LC" Limited Commercial subject to the standards found in DP-106.

Knebel stated that if the amendment request is approved, Tegra Healthcare Properties intends to purchase the site and lease some or the entire site to Wesley Health Care for renovation to provide medical services. Opponents who contacted Planning staff cited issues including use incompatibility/ increased traffic congestion; more lights & noise from the emergency vehicle traffic; security risks to the neighborhoods from the patrons; and, estimate the number of ambulance runs to be 7-8 per day.

Members of the public and area residents expressed both support and concern. Several supported having emergency services on the west side as none currently exist. A tenant of the shopping center said the vacant building had drawn graffiti, tall grass & weeds, and dead birds, and the medical services would be a positive. Others expressed concerns that the site is too close to the neighborhood; that a higher masonry wall is needed between the facility and residents to the north; the neighborhood would be negatively impacted due to additional emergency traffic with the fire station one-half block north; the intersection is too busy due to crossing of major streets; and, the ER services would increase safety concerns for school children who attend the 6 schools in the area south of 13th Street.

Occidental Management representatives and others also expressed contention points. The company provides property management services for the retail shopping center and has approximately 25-28 tenants with 13 opposing the ER use due to non-compatibility. Two of the tenants with the most space have agreement clauses that if the subject facility is not used for commercial purpose, the tenants may cancel the agreement. Tenants are concerned about the interference with the access area behind the retail that allows vendors to deliver and the medical facility would not generate foot traffic to their businesses. The building has been vacant for more than two years with Wesley under contract for one year. Occidental Management has agreed to take over the contract for the vacant building and market it as retail if Wesley agrees to build on their currently owned property on 13th Street, east of the subject property, permitted for ER use. They said that police had stated that Wesley's property is part of a crime problem in the area. It was noted that the typical ER nationwide is a stand-alone facility in a non-residential and non-commercial area. An additional issue was the Wichita/Sedgwick County Land Use Guide did not recommend this site for ER services.

Representatives of the applicant provided responses and additional information related to Wesley's search for a site to provide the emergency services on the west side. It was noted that the subject property was selected due to accessibility in a busy area on a major artery with high visibility. Four locations were considered including the property currently owned on W. 13th but the subject property was the only site that meets all of the necessary components for an ER. The facility would not be a Trauma I treatment center and thus, would not have the issues sometimes associated with such a facility. He said that most violent behavior injuries are Trauma Level I emergencies with the victim typically taken to one of the three medical center emergency rooms—Wesley Medical, St. Francis, or St. Joseph. Instead, the medical facility would be totally integrated with diagnostic and physician services in addition to ER with 24-hour security. Approximately 30 medical personnel plus clerical support would have full-time jobs. The representatives also responded to 44 questions from Occidental Management: Wesley isn't interested in building on their current property with ER permitted because it isn't as suitable—available area has been reduced due to selling parcels; site has poor access, and the cost of building vs. renovating the subject property. Noted was that “medical malls”—medical facilities

in retail areas—are becoming much more common nationwide even though the typical emergency facilities in Wichita are stand-alone. Based on data from the Sedgwick County EMS, an average of only two ambulance trips per day are made west of the floodway and north of Kellogg. The representatives said they wanted to be good neighbors to the residents and businesses.

DAB Members asked questions and made comments about whether Wesley was willing to work with the residents on the wall separating the neighborhood from the medical facility; adequate parking available; negative effect of vacant building and other interest expressed in the building; and, concern that one speaker inferred the ER would attract gang activity. Several stated that while they appreciated the issues expressed by the residents, the DAB does not recommend where companies should build facilities, they only address the zoning request. In addition, it was stated that ER was only one portion of the projected use.

Action: The District V Advisory Board recommended by a vote of 6:1 (and one abstention due to conflict of interest) that City Council approves the request and ask staff to work with the applicant to provide a higher wall for a greater buffer between the medical facility and the neighborhood.

Office of Central Inspection Update

This item was deferred until the November 1st meeting.

Public Agenda

This portion of the agenda provides an opportunity for citizens to present items not shown as part of the regular meeting agenda.

Frank Kunzelman, 1300 N. Firefly, spoke regarding the paving petition for the Azure & Firefly area. He said that he noted several discrepancies associated with the information on the property improvement district. First was that notation that Donna Hall was designated as a non-resident. A second concern was the situation of one person owning 2 properties but only being allowed to sign once—this affects 5 dual-lot owners in the area. Kunzelman said that an additional concern pertained to the second option for paving, as it would not help drainage since only the streets between 13th Street and the Cowskin Creek Floodway flooded.

Armour explained how the petition signatures were counted to reflect a majority of the residents.

Another **resident** of the improvement area said he had received conflicting information from the departments of Public Works and Law about removing his name from the petition. One said that a holiday, Labor Day, would count as the last day while another said it would not.

Council Member Martz told the residents to call him regarding such issues. He said he could always stop certain processes if pertinent issues exist and that he would ask staff to check into these matters tomorrow.

Board Agenda

Updates, Issues, and Reports

Reports given about activities, events, or concerns in the neighborhoods and/or District V.

Council Member Martz

No items were reported.

DAB Members

Staff provided a written update from Traffic Engineer, Scott Logan, on a proposed task force for examining speed tables. **Almes** passed around pictures taken in various communities showing how speed tables were used for slowing vehicles in the neighborhoods.

Johnson asked if any Capital Improvement Project information was available on when the signal at 119th & Central would be constructed. **Staff** agreed to obtain the information.

Action: Address each item, as appropriate.

The next regular meeting for District Advisory Board V is scheduled at Auburn Hills Clubhouse at **7:00 p.m. on December 6, 2004.**

The meeting was adjourned at approximately 10:55 p.m.

Respectfully Submitted,

Dana Brown, Neighborhood Assistant
City Council District V

Guest List

Lou Sheets, 249 Firefly
Donna Hall, 1301 Azure 67235
Jeff Weinman, 8723 Nantucket 67202
Jim Matney, 9301 West 9th
Nita Matney, 9301 West 9th
Ken Ast, 1333 N. Firefly
Ruby Ast, 1333 N. Firefly
Kelly Ast, 333 N. Firefly
Wes Duwe, 2035 Murray 67212
Randall Shaffer, 1150 Firefly
Ralph Hudson, 1232 Firefly

Denise Nichols, 1232 Firefly
Bob Nichols, 1556 N. Brunswick
Mary Brand, 1245 N. Illinois
Mel Smith, 1245 N. Illinois
Shirley Smith, 1318 N. Firefly
Kurt Harper, 1240 N. Tallyrand
Larry Greytak, 2430 N. Gouverneur
Grant Tidemann, 5914 E. 93rd Valley Center
Frank Bret, 1300 Azure Ln
DiAnna Kunselman, 1300 Azure Ln
Frank Kunzelman, 1300 Azure Lane
Steve Clagin, 406 Fieldstone, Derby, 67037
Roland Reimer, 1631 Callahan, 67212-1322
Clete Dold, 218 South Breezy Pt Cir 67235-1427
Eldon Schierling, 1201 Firefly 67235
Jeanne Schmitz, 302 South Limuel 67235
Geri Faber, 13501 Links Ln 67235
Judy Sneath, 1401 N Wood 67212
Patty Hudson, 1232 Firefly
Betty Ladwig, 406 N Jaax
Don Morris, 2224 N Shefford 67205
David Becker, 1106 Azure Ln
Jim Biehler, 12914 W. Alderny
Amy James, 8623 Nantucket
Nan Duncan, 11725 Alderny, #17
Paul Kelsey, 1022 Firefly Cir.
John Poettker, 9026 Harvest Ct
Helen Thomas, 13243 SW 186th Terrace, Rose Hill
Diana Rippolde, 9961 SW 15th Towanda
A. J. Suersies, 1350 Firefly
Lawrence Suter, 13040 W. 13th
Carmen Suter, 13040 W. 13th
David Neville, 2506 N. Tee Time 67205
Sharon West, 1207 N. Covington 67212